

## Important Information for Buyers and Sellers

On the 1st Jan 2009 came into effect a new law about the “**Sistema de Certificação Energética e da Qualidade do Ar**” (SCE).

This means that it becomes an obligation for developers and property owners to present the *Certificado de Eficiência Energética* at the moment of the transaction of purchase and sale or lease of residential/commercial properties, new or used.

This document (*Certificado*) originates from an inspection carried out by experts from **ADENE (Agência para a Energia)** that later will validate and register that same *Certificado*.

This certification process implies the quantification of energy performance of a building or fraction (building, villa or apartment) attributing an energy classification (A+, A, B, B-, C, D, E, F, G). The new properties will have to comply with a minimum (B-). This is made on the basis of the localization, solar exposure, construction characteristics and equipment.

The *Certificado* also describes the measures for the improvement of the energy performance of the building or fraction in order to get a better energy classification.

The *Certificado* is valid for 10 years and must be presented to the potential buyer or leaseholder.

The prices for this *Certificado* depend on the area of the property.

Regarding the owners of buildings, new obligations are as follows:

They have to:

- Obtain the *Certificado de Eficiência Energética*;
- Request a qualified expert for an inspection, certification;
- Notify ADENE within 5 days in case there are any claims;
- Post a copy of the *Certificado* on a visible place, if commercial buildings.

Therefore, all developers and property owners, when deciding to sell or lease their property are obliged to present the *Certificado de Eficiência Energética*.

For more information you can go to:

<http://www.adene.pt/ADENE/Canais/SubPortais/SCE/Apresentacao/Apresenta%c3%a7%c3%a3o.htm>

Click on the link below to see an example of the certificate:

[http://www.adene.pt/NR/ronlyres/F984049A-4144-4D09-93BB-609558D5DA2C/213/MCHabitacao\\_vs070725.pdf](http://www.adene.pt/NR/ronlyres/F984049A-4144-4D09-93BB-609558D5DA2C/213/MCHabitacao_vs070725.pdf)